BLOCK 197 PT OF LOTS 1 2 9 &10
IN OR 2523/79
CITY OF FDNA BEACH

PALMETTOGOLD3 LLC &/SUNSPOT4 LLC
1487 POINSETTIA AVE STE 127
VISTA, CA 92081

2026

00-00-31-1800-0197-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

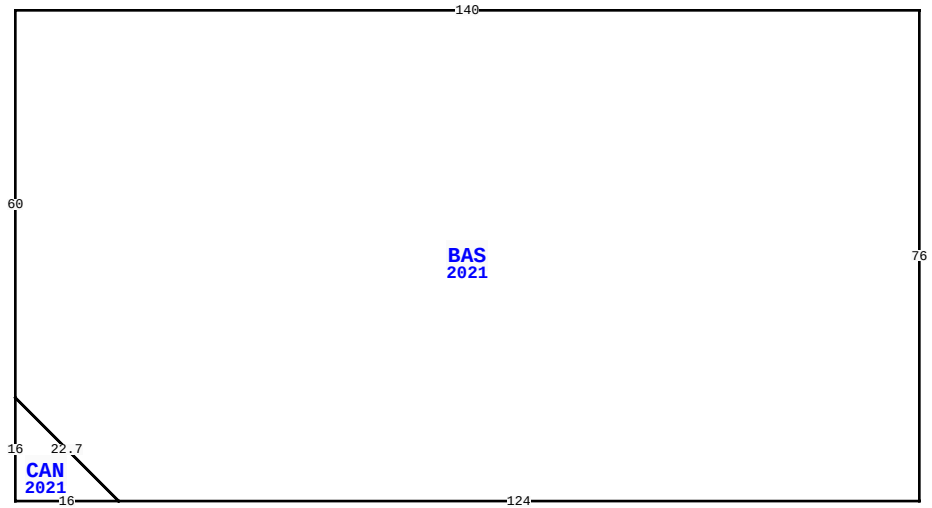
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	05	STEEL 100
Story Height		15 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,512	100	2021	10,512	1,426,991
CAN	128	30	2021	38	5,159
TOTALS	10,640			10,550	1,432,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	10,550	104.2308	154.26	1,627,443	2021	2021	0	0	10	2.00	88.00

1 RETAILSTOR 0% - 0 Heated Area: 10512 HX Base Yr



BLD DATE	10/04/2021	KK	LGL DATE
XF DATE	10/04/2021	KK	LAND DATE 05/08/2026 DC
INC DATE			AG DATE

1200 VINTAGE WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,432,150
TOTAL MARKET OB/XF VALUE	152,117
TOTAL LAND VALUE - MARKET	632,484
TOTAL MARKET VALUE	2,216,751
SOH/AGL Deduction	0
ASSESSED VALUE	2,216,751
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,216,751
TOTAL JUST VALUE	2,216,751
NCON VALUE	0
INCOME VALUE	26514136
PREVIOUS YEAR MKT VALUE	2,098,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210188	ELEC OTHER	70,000	05/28/2021
20210182	NEW CONST-DOLLAR	1,365,345	05/26/2021
20210183	FOUNDATION	2,500	04/23/2021
20210006	OTHER - SITE WORK	22,546	02/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2523/0079	12/10/2021	SW	Q	I	01	3,233,500
GRANTOR: CONCEPT DEVELOPMENT I						
GRANTEE: PALMETTO GOLD3 LLC						
2380/0305	7/28/2020	WD	Q	V	05	1,410,000
GRANTOR: OGLETHORPE DEVELOPMEN						
GRANTEE: CONCEPT DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W140 S60 CAN=[YR=2021] S16 E16 U16 L16 $
D16 R16 E124 N76$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0	18,401.00	SF	4.00	4.00	100	2021	2021	3	98	72,132	
2	0855	CONC PAVER	0	0	0	0	5,413.00	SF	7.00	7.00	100	2021	2021	3	98	37,133	
3	0810	CONCRETE A	0	0	0	0	129.00	SF	6.50	6.50	100	2021	2021	3	98	822	
4	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2021	2021	3	95	9,614	
5	0400	CONC CURB	0	0	0	0	384.00	LF	15.00	15.00	100	2021	2021	3	99	5,702	
6	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2021	3	86	2,150	
7	0402	CONC BUMPE	0	0	0	0	26.00	UT	25.00	25.00	100	2021	2021	3	99	644	
8	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2021	2021	3	100	400	
9	0812	CONCRETE C	0	0	0	0	3,740.00	SF	4.00	4.00	100	2021	2021	3	98	14,661	
10	0098	AWNING MTL	0	0	0	0	398.00	SF	13.00	13.00	100	2021	2021	3	86	4,450	

TOTAL OB/XF 147,708

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001100	C	STORE 1FLR	0		CG	0.00	0.00	52,707.00	SF		1.00	1.00	1.00	12.00	12.00	632,484							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.21 Total Land Value: 632,484 Market: 0 Agricultural: 0 Common: 632,484 PRINTED 07/09/2026 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
11	0802	ASPHALT B	0	0	0	0	560.00	SF	2.40	2.40	100	2021	2021	3	84	1,129	
12	1123	CB 8"	0	0	0	0	252.00	SF	6.15	6.15	100	2021	2021	3	98	1,519	
13	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	95	570	
14	0810	CONCRETE A	0	0	17	11	187.00	SF	6.50	6.50	100	2021	2021	3	98	1,191	

LAND DESCRIPTION

TOTAL OB/XF 4,409

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.21 Total Land Value: 632,484 Market: 0 Agricultural: 0 Common: 632,484 PRINTED 07/09/2026 BY SYS